

## 2018 QAP – Workforce Housing Communities Methodology

Communities with a need for workforce housing are identified through data on: total jobs in 2014; 5 year job growth; or long distance commuting. Data on jobs and growth are from the Minnesota Department of Employment and Economic Development's Quarterly Census of Employment and Wages<sup>1</sup>. Data on commuting are from the US Census Bureau's Longitudinal Employer-Household Dynamics program<sup>2</sup>. Workforce housing areas are defined separately for the Twin Cities Metro (7 County) and Greater Minnesota. The priority has two point levels, 6 and 3 points. The following sections describe the eligible communities and buffers around these communities for the two regions. Applicants will find interactive maps to identify whether a property falls within these areas at Minnesota Housing's website: [www.mnhousing.gov](http://www.mnhousing.gov) > Policy & Research > Community Profiles.

- **6 Points**

- **Top Job Centers.** A community is eligible if it is one of the top 10 job centers in Greater Minnesota or the top 5 job centers in the Twin Cities Metro as of 2014 as defined by total jobs.

(OR)

- **Net Five Year Job Growth.** Communities are eligible in Greater Minnesota if they have at least 2,000 jobs in the current year and had a net job growth of at least 100 jobs in the last year. In the Twin Cities Metro the minimum net job growth is 500. Minnesota Housing will publish the most current available data from the Dept. of Employment and Economic Development, 2009-2014; but will add additional communities when more current data becomes available in April 2017 for the 2018 QAP.

(OR)

- **Individual Employer Growth.** A community is eligible if an individual employer has added at least 100 net jobs (for permanent employees of the company) during the last five years, and can provide sufficient documentation signed by an authorized representative of the company to prove the growth.

(OR)

- **3 Points**

- **Long Commute Communities.** A community is eligible if it is not a top job center, job growth community, or an individual employer growth community, yet is identified as a long commute community. These are communities where 15% or more of the communities' workforce travels 30+ miles into the community for work.

---

<sup>1</sup>The 5 year job growth communities presented in this methodology are for 2009-2014. Minnesota Housing will also add eligible 2010-2015 growth communities by application release of the 2018 QAP. Data source: <http://mn.gov/deed/data/data-tools/qcew.jsp>

<sup>2</sup> Data from LEHD are current to 2013. Minnesota Housing will also add eligible communities with more current data available by application release of the 2018 QAP. Data source: <http://lehd.did.census.gov/data/>.

*In each case above, communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Twin Cities Metro to account for a modest commuted.*

The maps and tables below and on following pages list and display eligible areas for the Twin Cities Metro (pages 2 and 3) and Greater Minnesota (pages 4 and 5). Additional communities that would become eligible in the next year with updated data will be added to the lists; no communities will be subtracted from the lists.

### **Twin Cities Metro Job Centers and Ranked Job Growth Communities 2009-2014 (6 Points)**

Twin Cities Metro Top 5 Job Centers (2014)		Twin Cities Metro Communities With Net Growth of 500 Jobs or More (2009-2014)	
Minneapolis, Hennepin		Andover, Anoka	Lakeville, Dakota
Saint Paul, Ramsey		Anoka, Anoka	Little Canada, Ramsey
Bloomington, Hennepin		Apple Valley, Dakota	Maple Grove, Hennepin
Eagan, Dakota		Blaine, largely Anoka	Maplewood, Ramsey
Eden Prairie, Hennepin		Bloomington, Hennepin	Medina, Hennepin
		Brooklyn Center, Hennepin	Minneapolis, Hennepin
		Brooklyn Park, Hennepin	Minnetonka, Hennepin
		Burnsville, Dakota	New Brighton, Ramsey
		Chanhassen, largely Carver	Oakdale, Washington
		Chaska, Carver	Plymouth, Hennepin
		Coon Rapids, Anoka	Ramsey, Anoka
		Eagan, Dakota	Rogers, Hennepin
		Eden Prairie, Hennepin	Rosemount, Dakota
		Edina, Hennepin	Roseville, Ramsey
		Golden Valley, Hennepin	Saint Louis Park, Hennepin
		Ham Lake, Anoka	Saint Paul, Ramsey
		Hopkins, Hennepin	Shakopee, Scott
		Hugo, Washington	Vadnais Heights, Ramsey
		Inver Grove Heights, Dakota	Waconia, Carver
		Lake Elmo, Washington	Woodbury, Washington

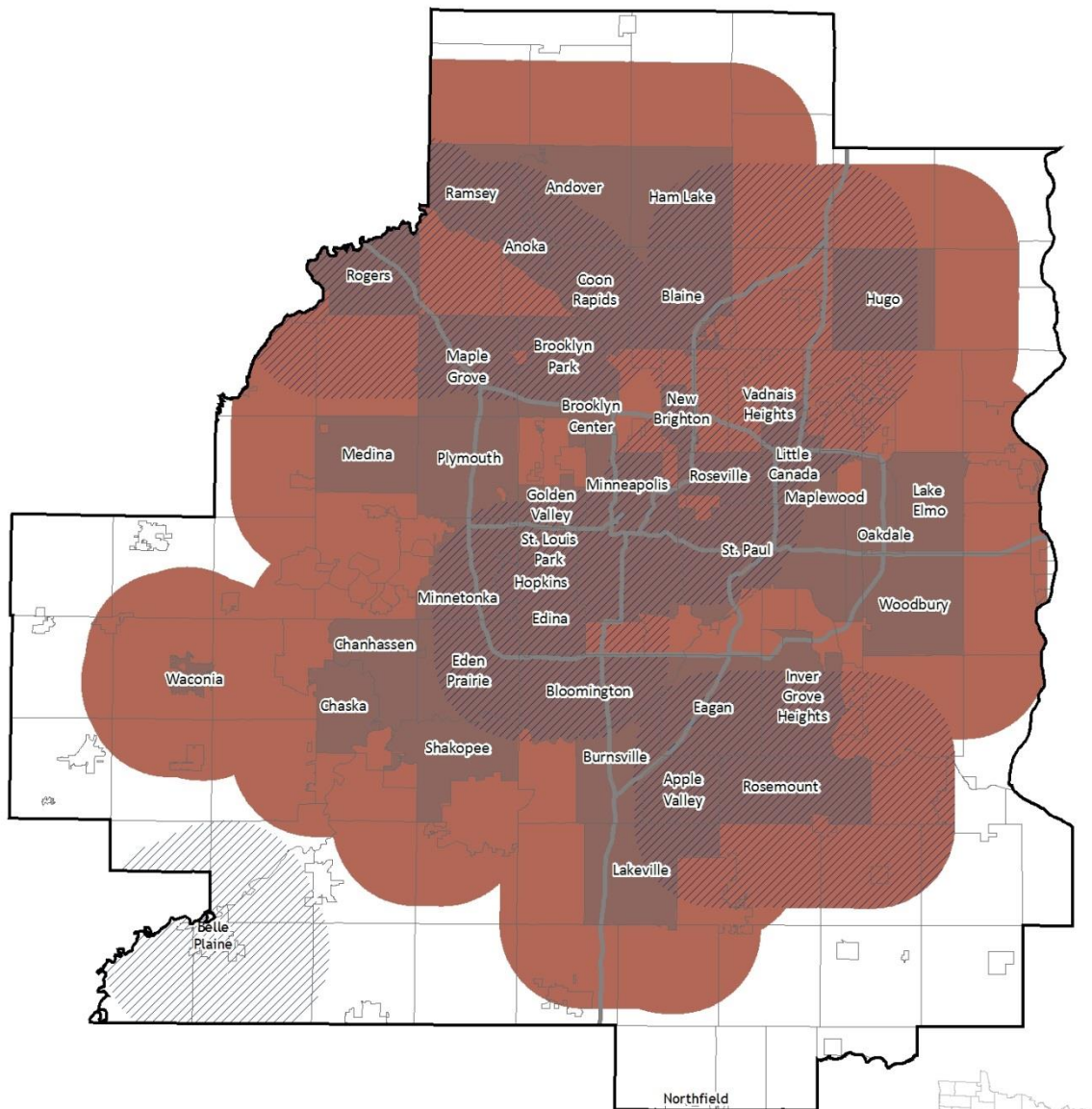
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2009-2014).

### **Twin Cities Metro Long Commute Communities (3 Points)**

Twin Cities Metro Long Commute Communities		
Belle Plaine	Falcon Heights	Rogers
Champlin	Lino Lakes	Rosemount
Edina	North Oaks	

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2013.

## Metro Workforce Housing Communities for 2018 QAP (with 2009-2014 data)



- Job centers are defined by total jobs in 2014.
- Job growth is a measure of change in total jobs between 2009 and 2014.
- To be eligible as a job growth community, a community must have 2,000 or more jobs in 2014.
- Long Commute Communities have 15% or more of the workforce traveling 30+ miles to work.



- Top 5 Job Center or Growth  $\geq 500$  Jobs (6 Points)
- Long Commute Community (3 points)

0 4 8 Miles



Source: Minnesota Housing analysis of MN Department of Employment and Economic Development's Quarterly Census of Employment and Wages. Date: 12/29/2015

**Greater Minnesota Job Centers and Job Growth Communities 2008-2013 (6 Points)**

Greater Minnesota Top 10 Job Centers (2014)		Greater MN Communities With Net Growth of 100 jobs or more, 2009-2014	
Rochester, Olmsted		Albertville, Wright	Melrose, Stearns
Duluth, Saint Louis		Alexandria, Douglas	Montevideo, Chippewa
Saint Cloud, largely Stearns		Baxter, Crow Wing	Monticello, Wright
Mankato, largely Blue Earth		Bemidji, Beltrami	Mora, Kanabec
Winona, Winona		Brainerd, Crow Wing	Mountain Iron, Saint Louis
Owatonna, Steele		Cambridge, Isanti	New Ulm, Brown
Willmar, Kandiyohi		Cannon Falls, Goodhue	North Branch, Chisago
Moorhead, Clay		Cloquet, Carlton	North Mankato, largely Nicollet
Austin, Mower		Delano, Wright	Northfield, largely Rice
Alexandria, Douglas		Detroit Lakes, Becker	Owatonna, Steele
		Dodge Center, Dodge	Perham, Otter Tail
		Duluth, Saint Louis	Red Wing, Goodhue
		Elk River, Sherburne	Rochester, Olmsted
		Faribault, Rice	Roseau, Roseau
		Glencoe, McLeod	Saint Cloud, largely Stearns
		Glenwood, Pope	Saint Michael, Wright
		Grand Rapids, Itasca	Saint Peter, Nicollet
		Hermantown, Saint Louis	Sartell, largely Stearns
		Hibbing, Saint Louis	Sauk Rapids, Benton
		Hinckley, Pine	Staples, largely Todd
		Lake City, Goodhue-Wabasha	Thief River Falls, Pennington
		Le Sueur, largely Le Sueur	Waite Park, Stearns
		Litchfield, Meeker	Willmar, Kandiyohi
		Luverne, Rock	Winona, Winona
		Mankato, largely Blue Earth	Wyoming, Chisago
		Marshall, Lyon	

Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2009-2014).

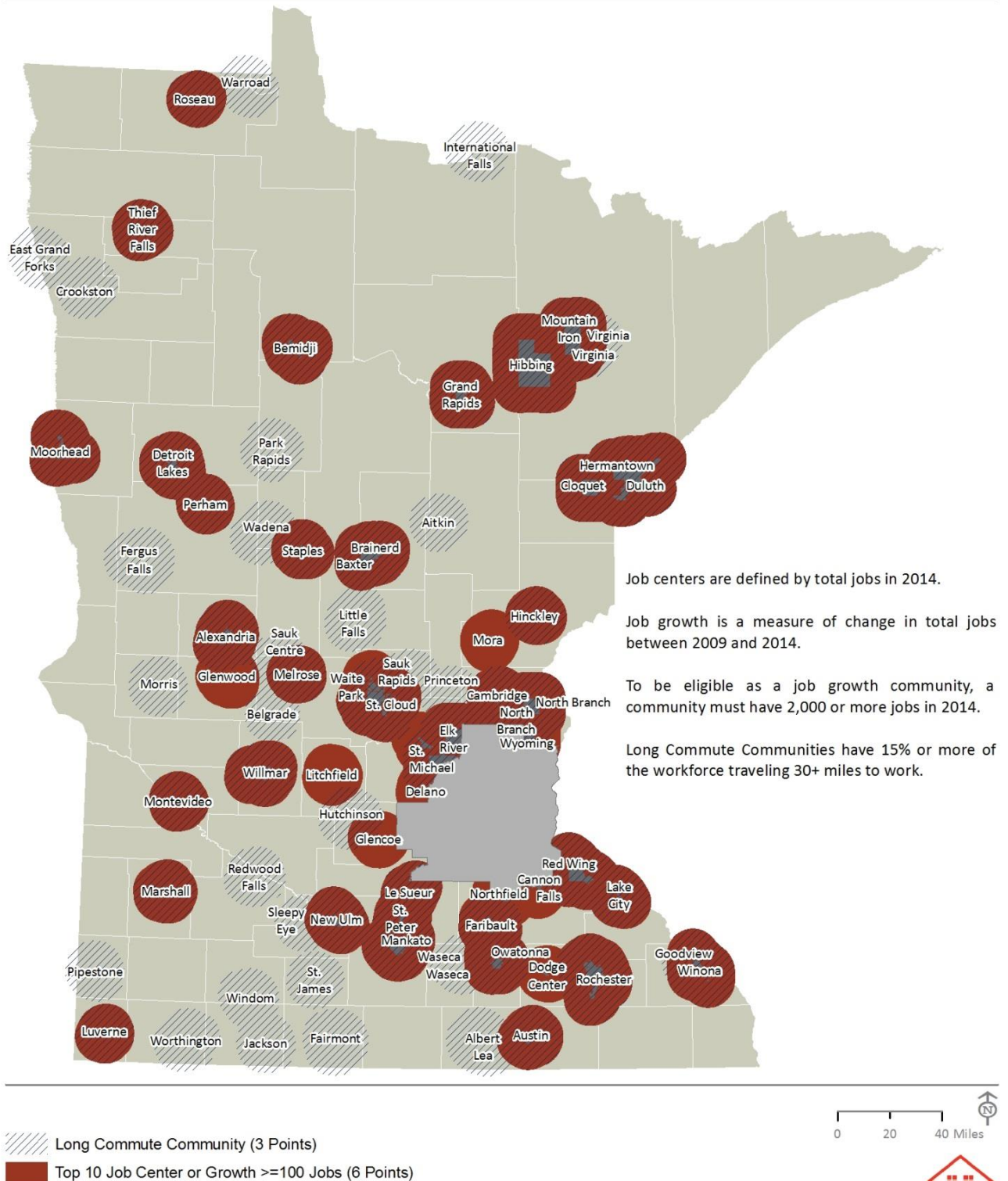
**Greater Minnesota Long Commute Communities (3 Points)**

Greater Minnesota Metro Long Commute Communities			
Aitkin	Fergus Falls	Montevideo	Sauk Rapids
Albert Lea	Foley	Moorhead	Sleepy Eye
Alexandria	Goodview	Morris	St. Cloud
Austin	Grand Rapids	Mountain Iron	St. James
Baxter	Hermantown	New Ulm	St. Michael
Belgrade	Hibbing	North Branch	St. Peter
Bemidji	Hinckley	North Mankato	Staples
Brainerd	Hutchinson	Owatonna	Thief River Falls
Cambridge	International Falls	Park Rapids	Virginia
Cloquet	Jackson	Perham	Wadena
Crookston	Lake City	Pipestone	Waite Park
Detroit Lakes	Le Sueur	Princeton	Warroad
Duluth	Little Falls	Red Wing	Waseca
East Grand Forks	Luverne	Redwood Falls	Willmar
Elk River	Mankato	Rochester	Windom
Fairmont	Marshall	Roseau	Winona
Faribault	Melrose	Sauk Centre	Worthington

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2013.



## Greater Minnesota Workforce Housing Communities for 2018 QAP



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 12/29/2015